Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9/312-326 Barkers Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,395,000

Median sale price

Median price $1,424,500 Property Type Townhouse Suburb Hawthorn

Period - From 10/12/2024 to 09/12/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/745-755 Burwood Rd HAWTHORN EAST 3123	$1,306,000	06/12/2025
2	7 Havelock Rd HAWTHORN EAST 3123	$1,482,000	25/10/2025
3	7/40 Wattle Rd HAWTHORN 3122	$1,499,000	26/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/12/2025 12:08

9/312-326 Barkers Road, Hawthorn Vic 3122

JellisCraig

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3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,395,000
Median Townhouse Price
10/12/2024 - 09/12/2025: $1,424,500

Comparable Properties



2/745-755 Burwood Rd HAWTHORN EAST 3123 (REI)

3 2 1

Price: $1,306,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



7 Havelock Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,482,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 158 sqm approx

Agent Comments



7/40 Wattle Rd HAWTHORN 3122 (REI/VG)

3 2 1

Price: $1,499,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

Agent Comments

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